



## King County

Department of  
Natural Resources and Parks  
**Solid Waste Division**

# KING COUNTY BROWNFIELDS PROGRAM ELLISPORT CREEK GREENSPACE PROJECT BROWNFIELDS ASSESSMENT FACT SHEET #3 April 2008

<b>Project Name:</b>	Ellisport Creek Greenspace Project.
<b>Location:</b>	Chautauqua Beach Drive SW, Vashon Island, WA.
<b>Site Description:</b>	Four parcels totaling about 8.67 acres at the head of Tramp Harbor consisting of both tideland and wetlands bisected by Ellisport Creek.
<b>Site History:</b>	The property was developed in the 1920s as a sawmill with a millpond and as greenhouses for growing vegetables. These operations were run using boilers that burned heavy Bunker C oil imported by barge and stored on site in large above ground storage tanks (ASTs). The mill and greenhouses were demolished in the 1940s but the ASTs continued to be used as oil storage and transfer facilities serving other greenhouse complexes on Vashon Island. The ASTs were finally removed in the early 1960s.
<b>King County Brownfields Program:</b>	The King County Solid Waste Division has received grant funds from the U.S. Environmental Protection Agency (EPA) to conduct environmental assessment and cleanup on contaminated brownfield properties. King County's Brownfields Program uses the funds to hire consultants to conduct the assessment and cleanup work on behalf of public and nonprofit entities. The Brownfields Program website is: <a href="http://www.metrokc.gov/dnrp/swd/brownfields/index.asp">http://www.metrokc.gov/dnrp/swd/brownfields/index.asp</a> .
<b>Reason for Assessment:</b>	Over a period of forty years, leaks, spills and poor housekeeping practices led to releases of Bunker C oil in and around the AST area. When these tanks were removed, the site was regraded and oil contaminated soil was incorporated with debris into a new soil layer which subsequently has become a heavily overgrown wetland. Because Bunker C is a regulated contaminant and contains polycyclic aromatic hydrocarbon (PAH), a potential carcinogen, identifying the degree and extent of the Bunker C oil contamination is necessary to assess risk in accordance with the Washington State Model Toxics Control Act (MTCA). Inasmuch as the site is a wetland, and the greatest risk is to environmental receptors (i.e. plants and animals), MTCA specifies that the site must undergo a Terrestrial Ecological Evaluation (TEE) to determine cleanup levels and to identify possible cleanup alternatives.
<b>Assessment Description:</b>	In September 2005, the King County Brownfields Program used EPA assessment grant funding to conduct a Phase II Environmental Assessment of this site. In July 2006 a supplemental Phase II assessment was conducted that collected additional soil samples plus samples of marine and freshwater sediments and shallow groundwater. Follow-up groundwater sampling was done in January 2007 to provide additional data on groundwater quality over time. The TEE was conducted between June and September 2007. The TEE collected contaminated soil from the site that was used in laboratory bioassay tests to measure potential impacts on indigenous soil invertebrates and terrestrial plants and determined an appropriate cleanup level which would be protective of these environmental receptors as required by MTCA.
<b>Results:</b>	Soil sampling has confirmed that there are regulated levels of Bunker C contamination and PAH in soils near the location of the former ASTs. The area affected is believed to be about 80 feet long and 60 feet wide. The TEE determined that terrestrial invertebrates (represented by earthworms) and plants (represented by lettuce) are not significantly affected by exposure to Bunker C contamination of 6,700 mg/kg or less. After consultation with the Washington State Department of Ecology, this figure has been adopted as the recommended soil cleanup level for the site. An engineer's cost estimate for cleanup has been calculated at \$1,234,000.

<b>Conclusions/ Next Steps:</b>	Identifying funding for cleanup and finding a third party that is willing to acquire the site are the next challenges. The King County Brownfields Program is in discussion with local agencies and with the Washington State Department of Ecology to try to identify these resources. Ownership of the site needs to be transferred from private hands to a public agency or non-profit to take advantage of federal and state cleanup grant funding opportunities.
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